LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44850RSI30 Price: 1 350 000 EUR

agency fees to be paid by the seller

Beautifully restored Provençal stone mas with swimming pool and business potential in popular medieval village

EXCLUSIVE















INFORMATION

Town:	Vézénobres
Department:	Gard
Bed:	9
Bath:	6
Floor:	565 m2
Plot Size:	2130 m2

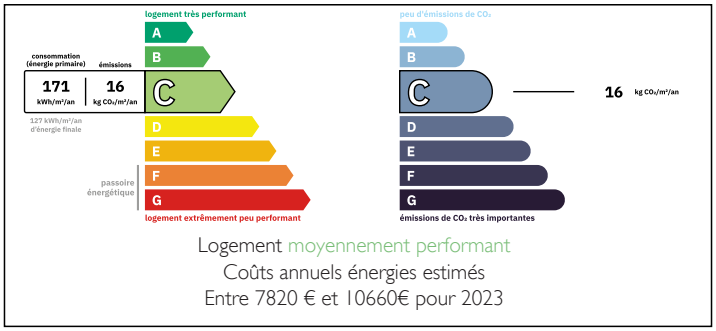
IN BRIEF

Set in a peaceful and private environment close to a lively medieval village with cafés, restaurants, shops, pharmacy and local markets, this beautifully renovated stone farmhouse combines authentic character with comfort and excellent insulation throughout.

The property would suit a spacious family home, luxury holiday residence, retreat venue or hospitality business in the South of France.

Ideally located between Alès (10 km) and Uzès (27 km), with easy access to TGV stations and international airports in Nîmes (37 km) and Montpellier (68 km).

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 7820 € et 10660€ pour 2023

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière:	**4800 EUR**

NOTES

DESCRIPTION

The property offers, on the ground floor:

- spacious garage
- an attractive courtyard shaded by a mature tree accessible with great iron gate
- self-contained apartment (ideal as a gîte) with kitchen and bathroom for up to 4 guests
- wine-cellar opening
- spacious reception room suitable for business meetings workshops, yoga retreats, exhibitions or private events.

On the 1st floor:

- on the left side wing of the mas is the private part accessible from little terrace in the courtyard or from back of the house
- fully equipped kitchen
- cosy living room with fireplace
- dining area
- wc
- laundry room
- preparing room with the little kitchen
- a large dining room opening onto the terrace next to the swimming room
- 2 guest toilets

The 2nd floor:

- 4 spacious bedrooms, 1 of them with en-suite on the private left side wing
- wc
- dressing room
- bathroom with the bath
- 3 more guest rooms with their own bathroom and toilet, each with 3 beds

Outside, the landscaped grounds and elegant swimming pool create a peaceful Mediterranean atmosphere perfect for relaxing and entertaining.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr